

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.

The party obtaining this order is responsible for
noticing it pursuant to Local Rule 9022-1.

Dated: January 14, 2010



TIFFANY & BOSCO
P.A.

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Randolph J. Haines

**RANDOLPH J. HAINES
U.S. Bankruptcy Judge**

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09-31845/501451243

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Claude David Serwit and Desiree R. Serwit
Debtors.

Mortgage Electronic Registration Systems, Inc., by
Flagstar Bank, FSB as Agent

Movant,

vs.

Claude David Serwit and Desiree R. Serwit,
Debtors, Diane M. Mann, Trustee.

Respondents.

No. 2:09-BK-31775-RJH

Chapter 7

ORDER

(Related to Docket #10)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated May 1, 2007 and recorded in the office of the
3 Maricopa County Recorder wherein Mortgage Electronic Registration Systems, Inc., by Flagstar Bank,
4 FSB as Agent is the current beneficiary and Claude David Serwit and Desiree R. Serwit have an interest
5 in, further described as:

6 Lot 599, VAL VISTA CLASSIC, PARCEL 2, according to Declaration of Condominium
7 recorded in Recording No, 2006-895427 supplement in Recording No. 2005-1761151, and Plat
8 recorded in Book 740 of Maps, Page 33 supplement in Book 835 of Maps, Page 39, records of
9 Maricopa County, Arizona.

10 Together with an undivided interest in and to the common elements as set forth in said
11 Declaration and as designated on said Plat

12 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
13 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
14 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
15 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
16 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

17 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
18 to which the Debtor may convert.

19 DATED this ____ day of _____, 2010.

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21 _____
22 JUDGE OF THE U.S. BANKRUPTCY COURT
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